



# **Urban County of San Luis Obispo Program Year 2008 Action Plan**

## **of the 2005 Consolidated Plan**

Prepared by

Planning and Building Department, County of San Luis Obispo,  
with assistance from the cities of

Arroyo Grande

Atascadero

Grover Beach

Paso Robles

San Luis Obispo

Approved by the County Board of Supervisors:  
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## Part A. RESOURCES

### Housing and Community Development Resources

The Urban County of San Luis Obispo (the Urban County) has determined that the resources described below may reasonably be expected to become available for local activities to carry out this plan. The County of San Luis Obispo (the County) has direct control over only some of the funding programs described here. However, the County can influence the other resources through partnerships with the applicable public, private and non-profit groups.

For the Program Year 2008 Action Plan, the Urban County will receive \$2,059,120 in CDBG, \$1,295,173 in HOME, \$92,073 in ESG, and \$9,294 in American Dream Downpayment Initiative (ADDI) funds available to address priority needs listed in the 2005 Consolidated Plan. The Urban County intends to use federal funds to leverage other funds whenever possible. For example, utilize redevelopment housing set-aside funds to assist affordable housing projects or low-income housing tax credit from the state.

Some CDBG and HOME funds are usually repaid to the County or cities each year, and those repaid funds are called “program income”. The Urban County expects to collect a total of \$26,100 in CDBG program income funds by the City of Paso Robles. These funds will be used for eligible CDBG projects. Federal rules require program income to be reallocated for eligible purposes as part of the Consolidated Plan and its Action Plans. The County estimates that approximately \$100,000 in CDBG funds and \$50,000 in HOME funds may become available during each of the five program years covered by the 2005 Consolidated Plan. However, since existing loans of CDBG and HOME funds are deferred-payment loans, the actual amounts of available program income depends heavily upon national interest rates, which in turn, affect borrowers’ decisions to refinance or sell their homes. Table 1 below lists the actual amounts of available program income by program.

**Table 1: Available Funds for 2008**

<b>Funding Source</b>	<b>2008</b>
Formula CDBG	\$2,059,120
CDBG Program Income	\$26,100
Total CDBG	\$2,085,220
Formula HOME	\$1,295,173
HOME Program Income	\$0
Total HOME	\$1,295,173
Formula ESG	\$92,073
Formula ADDI	\$9,294
<b>Total</b>	<b>\$3,481,760</b>

The cooperative agreements between the County and five participating cities allocate the CDBG funds as follow:

**Table 2: Allocations of Available CDBG Funds**

<b>JURISDICTION</b>	<b>2008 FORMULA ALLOCATION</b>	<b>PROGRAM INCOME</b>	<b>PROGRAM YEAR 2008 TOTAL</b>
Arroyo Grande	\$104,042		\$107,967
Atascadero	\$183,934		\$190,884
Grover Beach	\$121,092		\$130,560
Paso Robles	\$273,052	\$26,100	\$299,152
San Luis Obispo	\$620,171		\$643,607
Unincorporated County	\$756,836		\$785,437
<b>TOTAL</b>	<b>\$2,059,120</b>	<b>\$26,100</b>	<b>\$2,085,220</b>

## **Federal Resources**

Federal funds made available for use by the Urban County are generally appropriated by Congress in one federal fiscal year, but programmed locally for use in the following County fiscal year. For example, Congress approved funds for the federal fiscal year beginning September 1, 2007. In February 2008, HUD published funding estimates of CDBG, HOME, ESG, and ADDI formula funds available and the County prepared this plan to establish how the funds will be used. The plan was submitted to HUD in May 2008, and local uses of the funds can begin once HUD approval and environmental review requirements are met, generally some time between July 1 and September 31, 2008. For purposes of this plan, these funds are referred to as the 2008 CDBG, HOME, ESG, and ADDI funds.

### **Community Development Block Grant (CDBG) Program**

HUD announced that the Urban County's formula CDBG award for the 2008 program year is approximately \$2 million. In the previous year, \$2.136 million in CDBG funds was available. Program income from previous funding years totals to \$26,100 and is included in the Program Year 2008 Action Plan.

CDBG funds will be used for programs or projects in the Urban County for housing, public facilities, public services, economic development, planning and capacity building, and for the administration of the federal program as described in the Program Year 2008 CDBG, HOME, ESG and ADDI Activities Summary starting on page 21.

### **Community Development Block Grant Disaster Recovery Initiative (DRI) Funds**

In February 2006, the County of San Luis Obispo was awarded \$1,000,000 in DRI funds for two projects in the unincorporated area of the county for repairs to the sewer system in the community of Oceano, and a countywide home repair program. Funding for these projects amounted to \$660,000 and \$340,000 respectively. These funds are made available from the HUD pursuant to the Military Construction Appropriations and Emergency Hurricane Supplemental Appropriations Act, 2005 (Public Law 108-324). The funds were awarded by the State of California Department of Housing and Community Development (HCD). Both projects have completed environmental review documents, both state and federal environmental documents, and the projects will get underway by late Spring or Summer.

### **HOME Program**

The Urban County is designated by HUD as a "participating jurisdiction" under the HOME Program, providing the Urban County a yearly award of over \$1 million. This year, HUD informed the Urban County that it would receive \$1,295,173 under the HOME Program. No HOME program income from previous funding years is anticipated for inclusion in the Program Year 2008 Action Plan.

HOME funds will primarily be used for projects to house very-low, low and moderate-income persons and seniors. The funds will be used for either construction or property acquisition for these housing projects. HOME funds will also be used for special needs tenant-based rental assistance

### **Low Income Housing Tax Credit Program**

While the County does not control funding from this program, it is possibly the most significant funding source for development of affordable housing in the county. Roughly \$5 million or more may become available in the county for new rental housing construction during the Urban County's Five-Year Plan, if housing developers are successful in competing for these funds.

U.S. Department of Agriculture programs:

Rural Housing Services (RHS),

Rural Economic and Community Development Services (RECDS)

An undetermined amount of funds from the Rural Housing Services' Section 502 Program will be available for use by low and very low-income families purchasing homes in the county through the non-profit Peoples' Self-Help Housing Corporation (PSHHC), and potentially also through independent, for-profit contractors. These homes must be in

communities of the county considered by USDA to be rural, which excludes San Luis Obispo, Paso Robles, Atascadero, Pismo Beach, Grover Beach, Arroyo Grande and Oceano.

### **HUD Section 8 Certificates and Vouchers**

The Housing Authority of the City of San Luis Obispo, which administers the Section 8 Program countywide, has allocations from HUD for Section 8 Rental Certificates and Section 8 Rental Vouchers. The amount of federal funds represented by these commitments of Section 8 assistance can vary, depending of the amount needed by the households to pay their rents. However, the County anticipates that at least 1,300 assisted units can be provided throughout this five-year period.

### **Federal Emergency Shelter Grant (ESG) Program**

HUD awarded the Urban County a formula grant of \$92,073 for its 2008 program year. However, the funds available to the Urban County from this program have been more in previous years. Local agencies have indicated they need at least \$550,000 from this program to support operation of the Economic Opportunity Commission's (EOC) Maxine Lewis Memorial Shelter, the EOC Prado Day Center, the Women's Shelter Program of San Luis Obispo County, the North County Women's Shelter and Resource Center, the El Camino Homeless Organization and for the Homeless Housing Project. The Urban County will provide \$253,610 in 2008 CDBG funds for these programs. In addition to federal funds, \$230,000 from local general obligation funds has been earmarked for these agencies in the 2008 program year for shelter operations. Please see the Program Year 2008 CDBG, HOME, ESG and ADDI Activities Summary starting on page 21.

### **American Dream Downpayment Initiative (ADDI) Program**

HUD awarded the Urban County a formula grant of \$9,294 for the 2008 program year. These funds will be used on conjunction with HOME funds previously awarded to the First Time Homebuyer Program to assist low and moderate-income persons.

### **Housing Opportunities for Persons With AIDS (HOPWA) Program**

The AIDS Support Network may receive HOPWA funds in response to local applications to the state, but the amount cannot be predicted with any certainty

### **Federal Emergency Management Agency Food & Shelter National Board Program**

The 2008 Emergency Food and Shelter Program (EFSP) award has not been announced for San Luis Obispo County. However, in 2007, the County of San Luis Obispo qualified for an award under the Emergency Food and Shelter Program (EFSP) in the amount of \$109,308 to assist a number of homeless shelters, emergency services and rental assistance. The allocation changes each year, since the allocation is determined by the unemployment rate. A local EFSP board, made up of representatives from county nonprofit agencies and community members, determined how the funds would be awarded. The United Way of San Luis Obispo County is the administrator of the funds.

## **State**

### **California Housing Finance Agency (CHFA)**

CHFA is not expected to allocate funds for purchase financing on homes developed in 2008.

## **Local**

### **General Fund**

It is anticipated that the County of San Luis Obispo Board of Supervisors will approve \$180,000 in General Fund money for the operation of various shelters throughout the County. The funds will be divided between the Maxine Lewis Memorial, the Prado Day Center, the North County Women's Shelter and Resource Center, the Women's Shelter Program of San Luis Obispo County, the Homeless Housing Project and to the El Camino Homeless Organization.

In addition to these funds, the San Luis Obispo City Council has also obligated \$94,6004 in General Fund money for the operation of the Maxine Lewis Memorial Shelter and the Prado Day Center, located in the City of San Luis Obispo.

### **Long Term Affordability Funds from the County of San Luis Obispo**

In 2007, the County of San Luis Obispo received \$241,438 when several property owners paid off the County's affordability component that restricted the property as affordable. The Board of Supervisors approved the allocation of these funds to the Avila Beach 30-unit affordable rental housing project (Lachen Tara) for very-low income households. Since the initial payment of \$241,438, the County has not received new payments from this funding source.

### **Redevelopment Agencies**

The Paso Robles and Pismo Beach redevelopment agencies have been in existence long enough to have accumulated tax increment funds, 20 percent of which will be available for affordable housing activities. New redevelopment agencies have been established in Arroyo Grande, Atascadero, and Grover Beach, but time is needed before a significant tax increment is accrued by these agencies. None of these redevelopment agencies have contributed to federally assisted affordable housing projects since they are not located within their city limits.

### **United Way not finished**

The United Way continues to provide about \$67,010 annually to support numerous programs that will be funded through either CDBG or ESG funds. These programs are funded by the United Way to provide basic shelter needs and public services to the following agencies as indicated below, however, the Urban County does not determine how these funds will be awarded:

Community Impact Fund Grant Awards 2006-07 by the United Way of San Luis Obispo County

• Women's Shelter Program of San Luis Obispo County	\$30,000
• North County Women's Shelter & Resource Center	\$ 8,000
• The Harvest Bag, Inc.	\$10,000
• Homeless Housing Project	\$ 5,000
• El Camino Homeless Organization	\$ 9,010
• Atascadero Loaves & Fishes	<u>\$ 5,000</u>
• Total	\$67,010

### **Private**

An unknown dollar amount of private resources is expected to be available, but not controlled by the Urban County. These resources consist of financial institutions which provide short- and long-term financing for development of affordable housing; financial resources of a few private nonprofit organizations which are involved in affordable housing development; and resources of private, for-profit groups which invest in a wide variety of housing and other community development activities. Where possible and practical, the Urban County will collaborate with such private groups to enhance the effectiveness of housing and community activities that benefit low- and moderate-income persons in the county.



## Matching Requirements

### HOME Program

The fiscal year 2008 Community Planning and Development Formula Program Allocations for the HOME program is \$1,295,173, of which \$129,517 is to be used for administrative purposes. Federal regulations require a 25% match for the HOME funds awarded that total to \$291,414.

The match requirement will be met in part with \$325,000 in property tax exemptions from the County of San Luis Obispo for existing affordable housing projects, namely those of Peoples' Self Help Housing, Corporation. The two project recommended for funding under the HOME Program, PSHHC's Rolling Hills Property Acquisition and the Schoolhouse Lane Affordable Apartments will provide sufficient match for each individual project. Most of these funds will come in the form of state tax credit allocations and loans acquired by PSHHC.

### Emergency Shelter Grants Program (ESG)

The funding allocation for the ESG program for the 2008 program year is \$92,073. Due to the small allocation of funds and the great demand for these funds, all funds will be awarded. As per the ESG regulations, there must be a dollar per dollar match for these funds.

Below is a list of the matching funds for each program that is to receive ESG funds. The matching funds identified below do not represent the total amount of funds received by each organization but only known funding amounts that sufficiently address the match requirement for the ESG funds on a dollar per dollar basis.

Maxine Lewis Memorial Shelter - \$35,356 in ESG funds  
Private Donations: \$ 35,356

Prado Homeless Day Center - \$ 20,826 in ESG funds  
Friends of Prado: \$ 20,826

Women's Shelter Program of San Luis Obispo County - \$7,136 in ESG funds  
County Marriage License fees: \$ 7,136

North County Women's Shelter and Resource Center - \$13,826 in ESG funds  
Private Donations: \$ 13,826

El Camino Homeless Organization - \$14,888 in ESG funds  
Private Donations: \$ 14,888

## **Part B. ACTIVITIES TO BE UNDERTAKEN**

The activities the Urban County intends to implement with the formula funds (CDBG, HOME, ESG and ADDI) made available during the next year, in combination with other funds, are listed in the Program Year 2008 CDBG, HOME, ESG and ADDI Activities Summary starting on page 21. A detailed description can be found in the HUD tables located in the appendix. Some of these activities will use prior year CDBG or HOME funding in addition to 2008 CDBG or HOME funds. The relationships of the activities to the priorities in this plan are as follow:

### **Affordable Housing Strategy:**

**Priority #1:** Increase availability of affordable and decent rental housing for low - and moderate-income persons and families.

\$665,660 in HOME funds are allocated to this priority. This consists of \$665,660 for the construction of a 22-unit affordable housing multi-family apartment complex in the unincorporated community of Cambria.

**Priority #2:** Increase first-time home ownership opportunities for low - and moderate-income households.

The ADDI program allocation for \$9,294 will partially assist a first-time homeownership opportunity in the Urban County area. Due to the large balance of both HOME and ADDI funds for the FTHB program, no additional funding is proposed for the program until the existing balance is drawn.

**Priority #3:** Maintain and upgrade existing neighborhoods and housing units occupied by low - and moderate-income households.

A total of \$35,000 in CDBG and no HOME funds will be used for this priority. The \$35,000 in CDBG funds is allocated for this priority in the current program year for the Minor Home Repair Program within the County of San Luis Obispo was awarded for this priority. Only the City of Grover Beach and the County of San Luis Obispo contributed to this priority.

### **Addressing Homelessness:**

**Priority #1:** Provide needed emergency shelter facilities and related services.

The Urban County proposes to use \$254,610 in CDBG and \$92,073 in ESG funds for this priority. This consists of \$189,311 in CDBG and \$35,356 in ESG funds for the operation of the Maxine Lewis Memorial Shelter and North County case management services by the Economic Opportunity Commission (EOC); \$21,985 in CDBG and \$20,826 in ESG funds for the operation of the Prado Homeless Day Center by EOC; \$7,136 in ESG funds for operation of the Women's Shelter Program of San Luis Obispo County; \$13,867 in ESG funds for the operation of the North County Women's Shelter and Resource Center; \$20,000 in CDBG funds and \$14,888 in ESG funds for a shelter support program operated by the El Camino Homeless Organization (ECHO) in the City of Atascadero; and \$22,314 in CDBG funds for shelter for the medically fragile homeless provided by the Transitional Food & Shelter Organization.

**Priority #2:** Prevent homelessness by enabling people to obtain or retain decent affordable housing and supportive services.

Peoples' Self-Help Housing Corporation is proposing to acquire the Rolling Hills Family Apartments in the unincorporated community of Templeton. This housing complex would retain 53-unit of very-low and low-income affordable housing in the County. \$500,000 in HOME funds would go toward the acquisition.

## **Economic Development Strategy:**

**Priority #1:** Provide business technical assistance to enable small businesses to create and/or retain jobs.

A total of \$30,000 in CDBG funds are allocated to this priority. The Cuesta College Small Business Development Center will provide technical assistance to micro enterprises on a one-on-one basis or via a workshop for low and moderate-income business owners.

**Priority #2:** Provide financial assistance to existing small businesses for expansion and to start-up businesses.

No applications were received for consideration by the Urban County for this priority this year.

## **Public Facilities and Services Strategy:**

**Priority #1:** Assist communities and neighborhoods that consist primarily of low- and moderate-income persons and cannot afford necessary public facilities or services.

This priority is being met through CDBG funding for a variety of public facilities and improvements and services in all participating jurisdiction of the Urban County of San Luis Obispo, but also in the unincorporated communities of San Miguel, Oceano, plus the five participating cities of the Urban County. A total of \$1,367,311 is allocated to public facility projects and public services throughout the Urban County of San Luis Obispo.

All activities proposed for funding are listed in the Program Year 2008 CDBG, HOME, ESG and ADDI Activities Summary starting on page 21 and in the more detailed HUD tables that follow it.

## **HOME Set-Aside Requirement for the Community Housing Development Organization**

Due to escalating home prices and land costs in the county during the past twenty years, newly developed ownership housing affordable to low- and moderate-income persons now requires some form of public or private subsidy. This usually is made possible through the involvement of non-profit developers. The non-profit PSHHC, a "Community Housing Development Organization" (CHDO), has operated in the county for over twenty years, providing more than 200 families with affordable homeownership since 1990. PSHHC applied for two projects in the Urban County for low-income persons and was successful in obtaining HOME funds for the Rolling Hills Family Apartments property acquisition in the unincorporated community of Templeton.

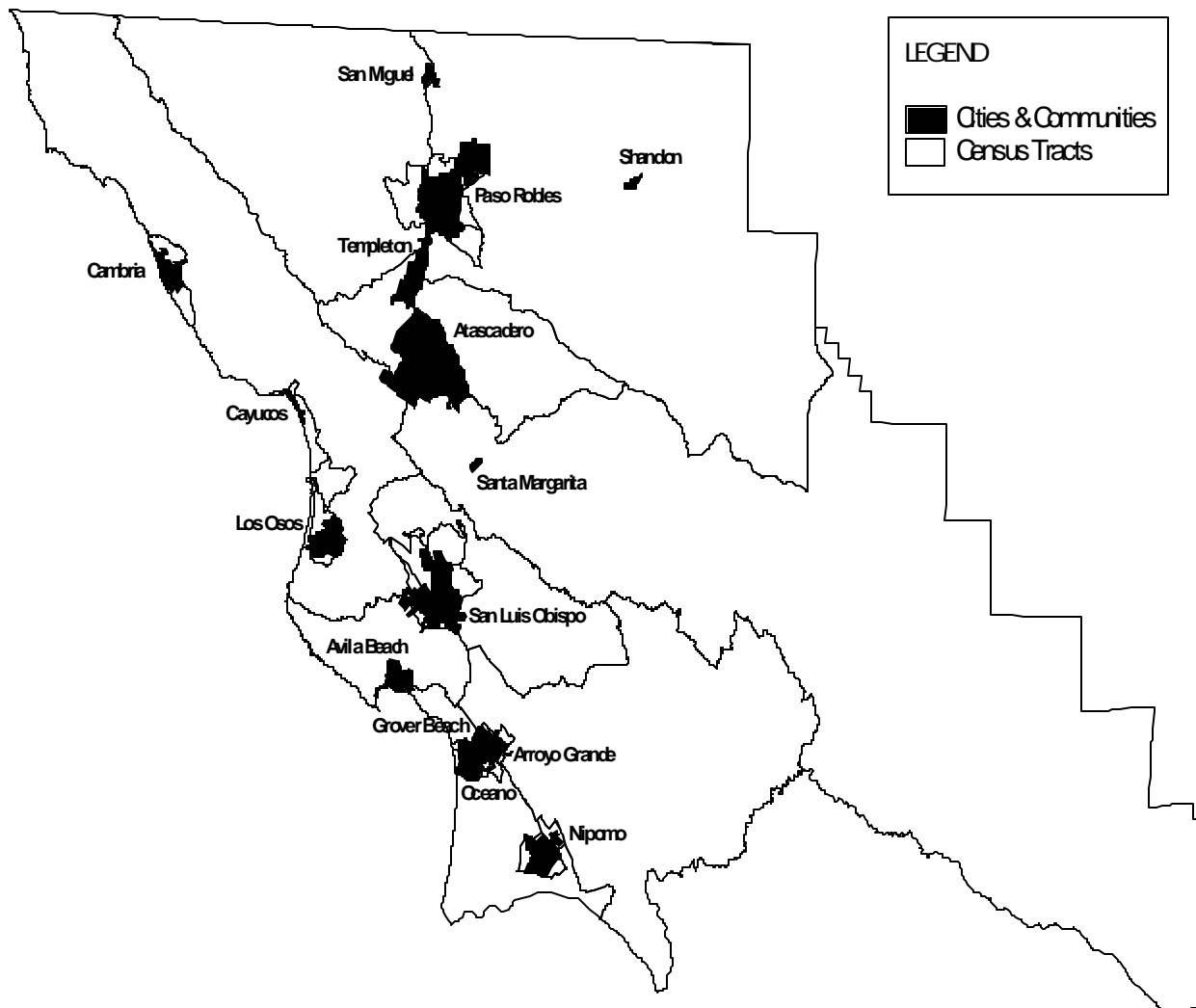
This year, all HOME funds with the exception of the 10% allocation for administrative costs, will be awarded to PSHHC. PSHHC will use \$500,000 in 2008 HOME funds to purchase the Rolling Hills Family Apartments in Templeton, CA. This project will preserve 53 apartment units for low- and very-low income persons. Last year the County allocated a total of \$525,996 for Rolling Hills property acquisition. A total of \$665,660 in 2008 HOME funds will be allocated for the development of affordable housing at the Schoolhouse Lane Apartment in the unincorporated community of Cambria. This project will construct 22-units of affordable housing. Thus, the Urban County will allocate 100% of its HOME funds for a CHDO.

## **Part C. GEOGRAPHIC DISTRIBUTION**

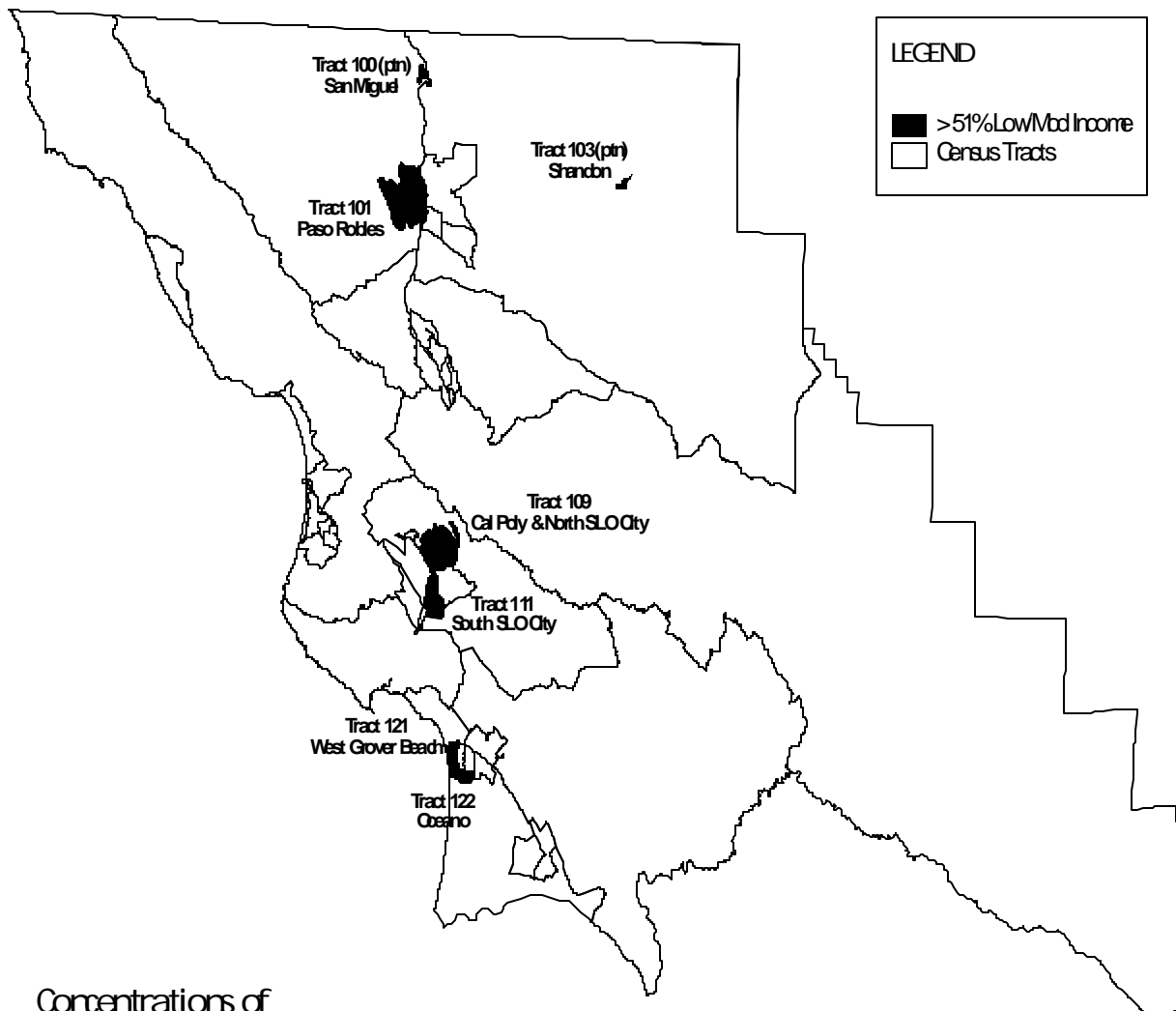
The funded activities are distributed to activities in local communities in a manner that balances the needs of low and moderate-income persons and the feasibility of proposed programs. Proposals were submitted to the Urban County in response to a request for proposals. Feasible proposals that target communities with high concentrations of low and moderate-income persons and minorities were given more priority than similar proposals for areas without such concentrations. In addition, the CDBG funds are allocated to the participating jurisdictions of the Urban County according to a formula that emulates the federal formula. It accounts for population, poverty and overcrowding.

The following exhibits show the locations of the cities and communities that make up the Urban County of San Luis Obispo and concentration of low and moderate-income person in the Urban County. Using the Program Year 2008 CDBG, HOME, ESG, and ADDI Activities Summary in conjunction with the maps, the geographic distribution of funded activities can be appreciated.

Funding for a large public facility project was approved in the predominately low and moderate-income community of Oceano for repairs to sewer lines that resulted after the San Simeon Earthquake in December 2003. In the City of Paso Robles, the rehabilitation of the municipal pool and a drainage improvement project in the unincorporated community of San Miguel will take place in a predominately low and moderate-income area of those areas, which also have a high concentration of minorities.



Cities and Communities  
of the Urban County of San Luis Obispo



Concentrations of  
Low and Moderate Income  
Persons in San Luis Obispo County

## **Part D. HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES**

The activities the Urban County intends to implement with the formula funds (CDBG, HOME, ESG and ADDI) made available during the next year, in combination with other funds, are listed in the Program Year 2008 CDBG, HOME, ESG, and ADDI Activities Summary starting on page 21. Detailed descriptions can be found in the HUD tables located in the appendix. Some of these activities will use prior year CDBG or HOME funding in addition to 2008 CDBG or HOME funds. The relationships of the activities to the priorities in this plan are as follow:

### **Activities to Address Emergency Shelter and Transitional Housing Needs of Homeless Individuals and Families**

The Urban County proposes to use \$254,610 in CDBG and \$92,073 in ESG funds for this priority. This consists of \$189,311 in CDBG and \$35,356 in ESG funds for the operation of the Maxine Lewis Memorial Shelter and North County case management services by the Economic Opportunity Commission (EOC); \$21,985 in CDBG and \$20,826 in ESG funds for the operation of the Prado Homeless Day Center by EOC; \$7,136 in ESG funds for operation of the Women's Shelter Program of San Luis Obispo County; \$13,867 in ESG funds for the operation of the North County Women's Shelter and Resource Center; \$20,000 in CDBG funds and \$14,888 in ESG funds for a shelter support program operated by the El Camino Homeless Organization (ECHO) in the City of Atascadero; and \$22,314 in CDBG funds for shelter for the medically fragile homeless provided by the Transitional Food & Shelter Organization.

ECHO coordinates efforts with eleven religious organizations within the City of Atascadero and community of Templeton to provide shelter for one-month periods at each church or temple. This creates a "floating" shelter that provides over 4,000 beds nights with two volunteers per night to supervise the operation of the shelter lat year. ESG funds will be utilized to help fund the operation of the shelter with no federal funds going to the operation of the religious organization and its facility. Direct payments to the religious organization are made to compensate the religious organization for expenses incurred during the operation of the temporary shelter, i.e., utilities. The religious organizations have refused the payment of rent from ECHO during the use of their facilities as a floating shelter.

### **Activities to prevent Low Income Individuals and Families with Children (Especially Those with Incomes Below 30% of Median) from Becoming Homeless**

The Urban County does not propose to use HOME funds for the Tenant-Based Rental Assistance Program (TBRA) for Special Needs Households by the San Luis Obispo Supportive Housing Consortium due to a large balance of unspent prior year funds. The program benefits approximately 100 low and moderate-income households throughout the County of San Luis Obispo every years. Case management continues beyond transitional housing and into permanent housing, which the Housing Authority of the City of San Luis Obispo (HASLO) enables through its Section 8 Rental Assistance Program.

The Urban County will consider the TBRA program for future funding when HASLO demonstrates the ability to draw down these funds on a quicker basis.

### **Activities to Help Homeless Persons Make the Transition to permanent Housing and Independent Living**

As previously mentioned, the Urban County proposes to use both CDBG and ESG funds to help operate the Maxine Lewis Memorial Shelter in the City of San Luis Obispo. Funding from these sources will also assist case management services by EOC. The case management will primarily focus on North County case management services that will benefit approximately 75 to 80 low-income persons. Case management will assist homeless persons and families find housing and where possible assist with job placement. Funding for EOC's Prado Homeless Day Center will also go toward the operation of the Center, but services such as free local phone use, mail service, newspapers for employment listings and job referrals are available at this location. Child-care services are also provided to the homeless families when the head of

household searches employment. The Prado Homeless Day Center benefits approximately 100 low and moderate-income persons daily.

### **Activities to Address the Special Needs of Persons that are not Homeless**

The Urban County proposes to use \$665,660 in HOME funds for the construction of a 22-unit assisted rental housing facility for very-low and low-income housing in the unincorporated community of Cambria by PSHHC, commonly known as Schoolhouse Lane. This project would be the second phase of affordable housing in Cambria for multi-family housing. This project is heavily needed to help relieve some of the overcrowded conditions that service sector employees in the Cambria area experience due to the lack of affordable housing.

Also, funding for the acquisition of the Rolling Hills Family Apartments will help preserve 53-units of existing very-low and low-income housing is proposed. The property was privately developed 26 years ago, federally financed affordable housing using USDA's Section 515 Affordable Housing Program and the long-term affordability restrictions have expired. The owner of the property would like to preserve the development as affordable but sell the property and preserve the complex as affordable. Failure to purchase the Rolling Hills Family Apartments would see the complex converted to market rate housing. Last year, the Urban County allocated \$525,996 toward the allocation of this property, and in 2008 the funding allocation is \$500,000.



## **Part E. OTHER ACTIONS**

### **General**

#### **Institutional Structure**

The majority of the housing services identified in the Consolidated Plan will be provided through the two housing authorities, PSHHC, and the San Luis Obispo Non-Profit Housing Corporation. The participating cities, the County, EOC, and numerous other smaller agencies will also be involved in providing the services. Funding for these agencies will be provided partially through the jurisdictions of the Urban County, redevelopment agencies, and directly from the federal or state governments.

#### **Meeting Underserved Needs**

The County's ongoing Homeless Outreach Program (HOP) assists individuals countywide who are mentally ill and homeless, and have been underserved by conventional mental health service delivery. Specific attention is directed to those who are frequently incarcerated, frequently hospitalized, who are 18-25 years of age, and those dually diagnosed with mental illness and substance abuse problems. Homeless outreach workers engage mentally ill homeless through contacts made at soup kitchens, churches, shelters, County Jail, hospitals, rural campsites, and through referrals from other human service providers. Working collaboratively with multiple agencies, workers initiate contact, assess the individual's needs, and offer a wide array of services towards the goal of stabilization and enhanced quality of life. Support is focused on financial needs, health, nutrition, clothing, hygiene, transportation, and mental health services. Housing is available on a limited basis through HOP and provides opportunities for adjusting to life "off the street" in a home environment. Residential Case Manager supports HOP residents in their daily efforts to stabilize their lives. Other services include vocational rehabilitation, public health nursing, dual disorders therapy, case management through the Clinical Coordinator, and psychiatric care as needed.

San Luis Obispo County has a well-established system of mainstream assistance services that are provided to the homeless population through the County Department of Social Services (DSS). The mainstream services available to assist the homeless include TANF, food stamps and Medi-Cal/Medicaid. The County funds a General Assistance (GA) program for the county's indigent, which provides a modest stipend, and can often stabilize an individual while SSI is pending. Generally, the population on GA is chronically homeless individuals, since homeless families can usually qualify for TANF. Many homeless GA clients suffer some form of mental illness, and usually receive services from County Mental Health, Drug and Alcohol, and Transitions-Mental Health Association.

Since welfare reform was implemented locally, the San Luis Obispo County DSS has been contracting with community-based organizations to help move families and individuals off aid and towards self-sufficiency. The support services include low cost housing, childcare, education and vocational training, and transportation. Agencies/programs with contracts for self-sufficiency services for homeless include: the Economic Opportunity Commission's Maxine Lewis Memorial Shelter and Prado Day Center, Housing Authority of San Luis Obispo, Food Stamp Outreach, both domestic violence shelters, Goodwill Industries, and County Mental Health, and Drug and Alcohol.

#### **Remove Barriers to Affordable Housing**

##### **Impact Fees:**

Many jurisdictions have found it necessary to impose impact fees on new development to pay for public improvements needed to support that housing. One strategy for addressing this impact on affordable housing, currently being implemented by the County, is to collect an additional fee on market-rate housing to be used to pay public facilities fees on behalf of projects which provide affordable housing. Similarly, the City of San Luis Obispo offers a fee waiver program for certain affordable housing projects.

##### **Zoning:**

The California Legislature has delegated to local government specific responsibilities and discretionary authority over the development and uses of land. Each city and county may influence the location, density, and appearance of housing units in their jurisdiction. The primary control is the general plan. The general plan has zoning ordinances and land use policies

that establish the requirements for new development. In California each general plan also has a Housing Element, which addresses government and non-governmental constraints to an adequate supply of housing for all income levels. The County's general plan does not contain policies or ordinances that violate state or federal fair housing laws.

Much of the County is rural unincorporated area, zoned for lower residential densities due to limited public services and the County's policies requiring protection of agricultural land and natural resources. Lower density zones often have a negative impact on the cost of housing because larger lots may have higher land costs. Denser, urban level services and development are located in town sites along highway corridors and around the incorporated cities. There are nine urban communities in the County, most of which have public water and sewer service, schools, business districts and a variety of residential zones and housing stock. These unincorporated communities range in size, from Shandon (population of 982) to Los Osos (population of 14,461). Shandon is the only community that lacks a sewer system and therefore has no multi-family zoning or apartments. There are seven incorporated cities in the county, all of which have a full range of urban services and housing development. They range in size from Pismo Beach (population of 8,683) to San Luis Obispo (population of 42,497).

Impediments to fair housing may occur if the quality or extent of public services and facilities vary dramatically among residential neighborhoods. Municipal services are distributed equally throughout all of the urbanized areas of the County and its cities. Schools, parks, library facilities and public transit service can be found in all of the communities. Commercial development is generally located within the community or within close driving distance. However, the two rural communities of Shandon and San Miguel are located 10 to 12 miles away from significant commercial and medical services.

Impediments to fair housing may occur if zoning regulations discriminate against housing for certain people, or restrict who may live in a residential unit. State fair housing law specifically addresses discrimination against residential care facilities (i.e., women's shelters, half-way houses, and facilities for mentally or physically handicapped). California Health and Safety Code Section 1566.3 state that a residential care facility for six persons or less shall be treated no differently than any other family residence. Table 36 shows that facilities for six or less individuals do not require special approval in any residential zone in the County or in any of its cities. Larger group homes typically require a conditional use permit and public review.

## **Public Housing Improvements**

The Housing Authority of the City of Paso Robles and the Housing Authority of the City of San Luis Obispo receive annual, formula-based funding for improvements to their public housing complexes from the Comprehensive Improvement Assistance Program. If Congress maintains current funding levels for this program, these housing complexes will be adequately maintained.

## **Resident Initiatives**

Both public housing authorities in the county have encouraged public housing residents to become more involved in management of their housing and to work toward acquiring ownership of the units, but with limited success. The authorities' Comprehensive Plans describe these efforts in more detail than is shown here.

## **Lead-based Paint Reduction**

As part of preparation of this plan, the County Environmental Health Division was consulted. They indicated that their statistics on numbers of children poisoned by lead-based paint are misleading, since most parents in the county seem to be reluctant to have their children tested. This is primarily because they are unaware of the hazard.

In the County of San Luis Obispo, there have been 55 cases of children with lead poisoning since 1992, but only one caused by lead-based paint (LBP). Typically, lead poisoning exposure is the result of parent occupation or hobbies (i.e., lead from work clothes or from the making of lead bullets). According to the County Environmental Health Division, no active lead-based paint poisoning cases have been reported during the past years. The County Health Department now has certified EBL (elevated blood lead level) staff and an XRF machine.

The County's public health clinics began testing all pre-natal children clients for LBP within the last three years. This is due to recently adopted guidelines in state public health programs for WIC (Women in Care of Children) and CHDP (Child Health Disability Program) that recommend such blood testing. The County will continue to do follow-up inspections for all public health clinic cases of children suspected of suffering from LBP.

All public housing units in the county have been tested for LBP, and corrective measures implemented. All Section 8 residents in the county are now receiving a HUD pamphlet alerting them to the hazards of lead-based paint, and how to request health screening if they suspect contamination.

The County Department of Planning and Building has launched a program to educate HUD grant recipients about the new federal requirements regarding lead-based paint. This is in response to the new HUD regulations in 24 CFR 35, particularly Subparts J, K & M. The County is revising its own policies, documents and procedures. In addition, the County has initiated a program with the following components:

- Inform the local administrators (i.e., housing authorities), subrecipients (i.e., public and non-profit agencies) and other entities that have the responsibility of implementing the lead-based paint regulations. The County is actively contacting the responsible individuals and agencies to inform them about the new regulations and how to implement them.
- Advise the responsible individuals and agencies on updating their policies, documents and procedures regarding lead-based paint. The updates must reflect the new requirements for initial inspection, lead hazard removal, clearance work, recipient (client) notification, and on-going maintenance that shall be performed by qualified individuals.
- Inform the responsible individuals and agencies of classes available for the training of in-house staff in implementing the lead-based paint regulations.
- Identify the available pool of inspectors and contractors qualified in dealing with the hazards of lead-based paint.
- Establish quarterly contact with state and local health agencies to share information regarding cases of children with Environmental Intervention Blood Lead Level.
- Monitor local awareness and compliance with the federal regulations regarding lead-based paints.

### **Anti-poverty Strategy**

Except through public employment, the County and participating cities do not directly control the numbers of households with incomes below the poverty level, and there are limits on how many persons local governments can afford to employ. However, local governments can influence the numbers of households experiencing poverty through public goals, policies and programs that promote retention and growth of existing businesses, as well as attraction of new businesses, that pay their employees better than poverty-level wages.

For example, the County and cities plan, zone and provide services to land for development of new or expanding businesses, most of which pay above the poverty level. Generally, these areas of land are located near areas designated for housing in order to reduce potential commuting costs and environmental impacts.

In addition, the County's affordable housing programs have directly and indirectly, helped many households to raise themselves from the poverty level. Once enabled to obtain or maintain safe and decent housing, these households can focus their attention and energy on maintaining or improving their job status by obtaining education or specialized job training. In the past, some actually received training on housing construction directly through participation in the "self-help" housing construction process, which subsequently enabled them to obtain employment in the construction industry. Additionally, the County's procurement procedures applicable to its affordable housing programs encourage participation by local firms, and therefore act to support locally employed persons.

The County and cities therein have begun work on preparing and implementing economic strategies. Once implemented, these strategies will have some effect on promoting growth of businesses that pay their employees adequately to afford the local cost of living. In addition, redevelopment is being implemented by several of the cities to revitalize their urban areas.

### **Coordination efforts**

The Urban County intends to improve coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies. This can be accomplished, but it will require an unprecedented level of communication and cooperation between the many public, non-profit and private entities that comprise the affordable housing and supportive services network. For example, the Supportive Housing Consortium has made great strides in establishing ongoing coordination of homeless, supportive housing, public services and affordable housing programs.

### **Outreach to Small, Minority or Women-owned Businesses**

The Urban County encourages small businesses and businesses owned by minorities or women to seek contracts with the Urban County to implement the activities described in this plan. This is accomplished primarily through special language in published requests for proposals. In addition, upon request, the Urban County will provide a limited amount of technical assistance to such firms to enable them to learn about the many requirements of the CDBG, HOME, ESG, and ADDI programs. Finally, the Economic Vitality Corporation prepared an outreach plan to improve access to its revolving loan program for minority-owned businesses.

### **Public Housing**

HUD has not designate the two public housing agencies located in San Luis Obispo County as “troubled” or otherwise performing poorly.

### **Float Funded Activities**

Not applicable.

## Part F. PROGRAM-SPECIFIC REQUIREMENTS

#	Project	Approved Funding								
		CDBG							HOME	ESG
		SUPF*	County of San Luis Obispo	San Luis Obispo	Paso Robles	Atascadero	Arroyo Grande	Grover Beach		
Housing										
1	Property Acquisition of Rolling Hills Family Apts. by People's Self Help Housing Corporation								\$500,000	
2	Construction of multi-family affordable housing in Cambria by Peoples' Self-Help Housing Corp.								\$665,715	
3	Minor Home Repair Program by the Economic Opportunity Commission (E.O.C.)		\$20,000					\$15,000		
Subtotal Housing			\$20,000					\$15,000	\$1,165,715	
Public Services										
1	Operation of the Maxine Lewis Memorial Shelter - Economic Opportunity Commission (EOC)	\$91,540		\$93,025			\$4,746			\$35,356
2	Prado Day Center - EOC	\$21,895								\$20,826
3	Domestic violence shelter - Women's Shelter Program of San Luis Obispo County									\$7,136
4	Domestic violence shelter - North County Women's Shelter & Resource Center									\$13,867
5	Operation of the Homeless Shelter - El Camino Homeless Organization				\$5,000	\$15,000				\$14,888
6	Senior Health Screening - EOC				\$2,000		\$1,441			
7	Teen Academic Parenting Program - EOC				\$2,500		\$941			
8	Literacy Programs – The Literacy Council				\$2,000		\$941			
9	Forty Wonderful Health Screening Program - EOC						\$1,941			
10	Mentoring Program - Big Brothers Big Sisters of SLO County				\$2,000		\$941	\$7,000		
11	Shelter for Medically Fragile Homeless - Transitional Food & Shelter				\$21,373		\$941			
12	2-1-1 HOLTINE Program – 211 SLO Hotline				\$2,000		\$1,136			

#	Project	Approved Funding								
		CDBG							HOME	ESG
		SUPP*	County of San Luis Obispo	San Luis Obispo	Paso Robles	Atascadero	Arroyo Grande	Grover Beach		
13	Operation of Food Pantry - Atascadero Loaves and Fishes					\$7,000				
14	CASA Advocacy for Teens - CASA of San Luis Obispo County				\$1,000	\$999	\$636			
15	Operation School Bell - Assistance League of San Luis Obispo Co.				\$2,000	\$1,000	\$1,941			
16	Life Changing Program - lifestyles Recovery Center, Inc.				\$5,000					
17	Youth Activities Scholarship Fund - Atascadero Community Services Foundation					\$3,592				
<b>Subtotal Public Services</b>		<b>\$113,525</b>		<b>\$93,025</b>	<b>\$44,873</b>	<b>\$27,591</b>	<b>\$15,605</b>	<b>\$7,000</b>		<b>\$92,073</b>
<b>Code Enforcement</b>										
1	Code Enforcement in redevelopment area - City of Arroyo Grande						\$15,948			
<b>Subtotal Code Enforcement</b>							<b>\$15,948</b>			
<b>Public Facilities</b>										
1	Mission Street Flood Control, San Miguel – County of San Luis Obispo		\$150,000							
2	Mission Street Enhancements, San Miguel – County of San Luis Obispo		\$134,144							
3	Install Air Conditioning System at the Nipomo Senior Center – County of San Luis Obispo		\$38,800							
4	Rehabilitate/construct Nipomo Child Development Center - EOC		\$124,000							
5	Removal of Architectural Barriers (Street and Curb Ramp Improvements) - City of San Luis Obispo			\$403,112						
6	Removal of Architectural Barriers at Riverside & 24 <sup>th</sup> Streets - City of Paso Robles				\$195,279					
7	Removal of Architectural Barrier/Pedestrian Improvements – City of Atascadero					\$115,458				
8	New Carpeting – North County Women's Shelter & Resource Center					\$8,800				
9	Facade Improvements - city of Arroyo Grande						\$10,000			

#	Project	Approved Funding								
		CDBG							HOME	ESG
		SUPP*	County of San Luis Obispo	San Luis Obispo	Paso Robles	Atascadero	Arroyo Grande	Grover Beach		
10	Removal of Architectural Barrier and Curb Cuts - City of Arroyo Grande						\$31,413			
11	Landscaping within the City's Redevelopment Area - Arroyo Grande in Bloom						\$5,262			
12	5 <sup>th</sup> Street Storm Drainage Program. - City of Grover Beach							\$87,092		
<b>Subtotal Public Facilities</b>			<b>\$446,944</b>	<b>\$403,112</b>	<b>\$195,279</b>	<b>\$124,252</b>	<b>\$46,675</b>	<b>\$87,092</b>		
<b>Economic Development</b>										
1	Technical Assistance to Micro-enterprises – Cuesta College Small Business Development Center		\$25,000				\$5,000			
<b>Subtotal Economic Development</b>			<b>\$25,000</b>				<b>\$5,000</b>			
<b>Planning &amp; Capacity Building</b>										
	Fair Housing Activities – California Rural Legal Assistance		\$1,500							
	Capacity Building - 211 SLO Hotline		\$20,000							
	Implementation of Housing Programs – City of San Luis Obispo			\$84,034						
	Implement the Housing Element – City of Paso Robles				\$29,500					
<b>Subtotal Planning &amp; Capacity Bldg.</b>			<b>\$21,500</b>	<b>\$84,034</b>	<b>\$29,500</b>					
<b>General Administration</b>										
1	Admin. - Co. of San Luis Obispo		\$129,876						\$129,523	
2	Admin. - City of San Luis Obispo			\$40,000						
3	Admin. - City of Paso Robles				\$29,500					
4	Admin. - City of Atascadero					\$32,091				
5	Admin. – City of Arroyo Grande						\$20,807			
6	Admin. - City of Grover Beach							\$12,000		
<b>Subtotal General Administration</b>			<b>\$129,876</b>	<b>\$40,000</b>	<b>\$29,500</b>	<b>\$32,091</b>	<b>\$20,807</b>	<b>\$12,000</b>	<b>\$129,513</b>	
<b>TOTALS</b>		<b>\$113,525</b>	<b>\$643,311</b>	<b>\$620,171</b>	<b>\$299,152</b>	<b>\$183,934</b>	<b>\$104,035</b>	<b>\$121,092</b>	<b>\$1,295,238</b>	<b>\$92,073</b>

- **Special Urban Projects Funds:** 15% of the County CDBG allocation reserved for projects that benefit more than one jurisdiction of the Urban County of San Luis Obispo.

## Program Year 2008 CDBG and ESG Activities Summary

### CDBG Thresholds Compliance:

Low/mod income benefit (70% minimum)	98.1%	\$1,654,702
Public services (15% maximum)	14.4%	\$301,619
Planning/administration (20% maximum)	19.1%	\$399,308

### ESG Threshold Compliance:

<b>Program Year 2008 ESG allocation: \$92,073</b>	<b>Essential Services (30% maximum)</b>	<b>Staff Costs (10% maximum)</b>	<b>Administration (5% maximum)</b>
Operation of the Maxine Lewis Homeless Shelter - Economic Opportunity Commission	\$10,606	\$3,535	\$1,767
Operation of the Prado Day Center - Economic Opportunity Commission	\$6,247	\$2,082	\$1,041
Operation of the Women's Shelter Program of San Luis Obispo Co.	\$2,140	\$713	\$356
Operation of the North County Women's Shelter and Resource Center	\$4,160	\$1,386	\$693
Operation of Homeless Shelter - El Camino Homeless Organization	\$4,466	\$1,488	744
<b>Total</b>	<b>\$27,619 (30%)</b>	<b>\$9,204 (10%)</b>	<b>\$4,601 (5%)</b>

### 2008 AMERICAN DREAM DOWNPAYMENT INITIATIVE PROGRAM

<b>2008 Entitlement Amount</b>	<b>Comments</b>
\$9,294	ADDI funds are designated for persons who qualify as first-time homebuyers. The 2008 ADDI funds will be added to the previous year entitlement funds allocation by HUD and HOME funds allocated by the Board to this program.

### Surplus Funds from Urban Renewal Settlements

The Urban County does not anticipate the receipt of surplus funds from urban renewal settlements.

### Grant Funds Returned to the Line of Credit

The Urban County does not have a line of credit.



## AMENDMENTS TO PRIOR PROGRAM YEARS

#	CDBG Projects	City of Atascadero
<b>Amendments to the 1995 Action Plan</b>		
1	Proposed new project: "Removal of Architectural Barriers" by the City of Atascadero - reallocate \$332.87 from "Atascadero Loaves & Fishes"	\$332.87
<b>Amendments to the 2000 Action Plan</b>		
1	Proposed new project: "Atascadero Community Services Scholarships" by Atascadero Community Services Foundation - reallocate \$1 from "C.A.L.L. Program"	\$1
#	CDBG Projects	County of San Luis Obispo
<b>Amendments to the 2007 Action Plan</b>		
1	Proposed new project "Housing Ordinance and EIR Project (Rincon)" reallocate \$13,952 from "Administration".	\$13,952

## HOME

HOME funds will primarily be used for projects to house very-low, low and moderate-income persons and seniors. The funds will be used for either construction or property acquisition for these housing projects as described in the Program Year 2008 CDBG, HOME, ESG, and ADDI Activities Summary. HOME funds will also be used for the special needs tenant-based rental assistance program and for the rehabilitation of transitional housing.

## Certifications

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

- (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

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Victor Holanda, AICP, Director  
Planning and Building Department  
County of San Luis Obispo

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Date

## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year 2008 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

**Compliance with Laws** -- It will comply with applicable laws.

\_\_\_\_\_  
Victor Holanda, AICP, Director  
Planning and Building Department  
County of San Luis Obispo

\_\_\_\_\_  
Date

## Specific HOME Certifications

The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

\_\_\_\_\_  
Victor Holanda, AICP, Director  
Planning and Building Department  
County of San Luis Obispo

\_\_\_\_\_  
Date

## ESG Certifications

The Emergency Shelter Grantee certifies that:

**Major rehabilitation/conversion** -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

**Essential Services** -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

**Renovation** -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

**Supportive Services** -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

**Matching Funds** -- It will obtain matching amounts required under §576.71 of this title.

**Confidentiality** -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

**Consolidated Plan** -- It is following a current HUD-approved Consolidated Plan or CHAS.

\_\_\_\_\_  
Victor Holanda, AICP, Director  
Planning and Building Department  
County of San Luis Obispo

\_\_\_\_\_  
Date

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code):

County Government Center, (976 Osos Street), Rm. 300, San Luis Obispo, California 93408

Check ☒ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:



"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

## **Monitoring**

The Urban County conducts regular monitoring and evaluation of assisted activities being implemented by the County, its subrecipients and other organizations or individuals responsible for implementation of the approved activities. Each subrecipient city has designated a single point of contact with the County, and those individuals collectively comprise the "urban county team." The team meets quarterly to review status of the assisted activities and identify appropriate remedial actions for activities that are not proceeding as planned. The subrecipients are required to submit quarterly progress reports to the County, which are also reviewed to identify any problems that require some form of corrective measure. On an annual basis, information is collected by all subrecipients and contractors for preparation of the Urban County's annual grantee performance reports. The Urban County anticipates that one result of these monitoring activities will be to initiate amendments to the applicable consolidated plan to reallocate funds away from activities that prove infeasible.

## Summary of Comments

Comments were received throughout the process of developing the Action Plan. Comments were received during the initial public workshops, through consultation with appropriate agencies, the public workshops conducted after the draft funding recommendations were published, the public hearings conducted by the five participating city councils, and the public hearing conducted by the County Board of Supervisors. The comments and the County's response are summarized in this section.

Some people merely asked questions about the process, eligibility factors, and other technical matters. Those questions were answered immediately, and are not restated here.

**Comment:** Several persons stated that there should be funding support for the Homeless Shelter, the Prado Homeless Day Center, transitional housing and case management for the homeless.

**Response:** *The County and the City of San Luis Obispo support funding for both facilities operated by the Economic Opportunity Commission. Both the City and County of San Luis Obispo contribute the full 15% allowed for allocation toward public services to both the Homeless Shelter and case management and for the Prado Homeless Day Center in CDBG funds. The use of ESG funds will also benefit both facilities along with other homeless services organizations in the County.*

**Comment:** Several persons cited the need for affordable housing throughout the county. Housing costs have soared in recent years.

**Response:** *The County and cities allocated HOME and some CDBG funds to facilitate more affordable housing. However, these grant funds are not sufficient to make a major dent in the problem. Other funding sources and more private sector involvement will be needed in the future. The use of HOME funds will be utilized for the Rolling Hills property acquisition in Templeton, and for the construction of multi-family affordable housing units in Cambria. The County understands the great need for affordable housing in the area, especially for the special needs population. Funding for housing will be made available to several affordable housing projects and the Tenant Based Rental Assistance Program.*

**Comment:** Several individuals expressed the need for a North County homeless shelter and the possible need for a shelter in the South County area in the future.

**Response:** *The County is aware of this need and is currently working toward the creation of a 1-year plan to prevent and end homelessness as part of the Continuum of Care. However, an adequate and sustainable funding source for operating a homeless facility has not yet been identified to fund the acquisition and construction and operation of two new homeless shelters. The County will continue to collaborate with involved residents, organizations and community leaders in their effort to establish appropriate homeless programs County wide. At the present time, an increase in CDBG funds for homeless shelters is only possible from those participating cities that don't already contribute to homeless services activities.*

**Comment:** The Department of Public Works expressed the need to fund a drainage improvement project along Mission Street in the community of San Miguel.

**Response:** *The project was successful in receiving prior year CDBG funds and additional funds will be allocated to complete the project funding needs. Public Works completed the necessary project engineering and designs and the environmental review has been completed and the project awarded to a contractor to begin construction. Additional funding is necessary to cover the full construction costs associated with the drainage project.*

**Comment:** One person expressed the need to have a location to house the medically fragile homeless persons in the North County area..

**Response:** *Funding for this project has been approved by some of the participating cities of the Urban County. There is a need to find a non-profit organization that has the capacity to purchase and maintain a facility to house the medically fragile homeless, and funding is needed to operate the facility on a long-term basis. At the present time, many of the medically fragile homeless are given motel vouchers paid for with CDBG funds in the North County area. If a successful shelter for the medically fragile homeless opens in the County, the program will be in competition for the public services money that is allocated to the Homeless Shelter and the Prado Day Homeless Center.*

**Comment:** Several persons spoke in favor of funding the Senior Health Screening, the Teen Academic parenting Program, and the Forty Wonderful Health Screening programs operated by the Economic Opportunity Commission of San Luis Obispo County.

**Response:** *These programs are annually supported by the participating cities of the Urban County. EOC has demonstrated the need to funds these program in past years and continue to have a funding need to help the low and moderate-income populations of those cities. EOC has made a successful pitch to the participating jurisdictions of the Urban County and has received several favorable funding recommendations.*

## **Appendix:**

**Board Resolution,  
SF-424 Forms,  
HUD Tables,  
Projects**

Appendix items to be added after the Board of Supervisors approval of the 2008 Action Plan.

BOARD RESOLUTION HERE

BOARD RESOLUTION HERE

BOARD RESOLUTION HERE